



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

DATE: June 5, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Samuel Z. Dea
Section Head, Special Projects

SUBJECT: **PROJECT NOS. R2011-00833-(5), R2011-00798-(5), R2011-00799-(5),
R2011-00807-(5), R2011-00801-(5), R2011-00805-(5)
CONDITIONAL USE PERMIT NOS. 201100079, 201100070, 201100071,
201100076, 201100072, 201100074
ZONE CHANGE NO. 2011000109
ENVIRONMENTAL ASSESSMENT NO. 201100109
SILVERADO POWER WEST, LOS ANGELES COUNTY PROJECTS 1-6
AGENDA ITEMS 6-11**

Please refer to the materials provided for the May 7, 2014 public hearing, including staff report, EIR disk, etc.

Additional comment letters regarding the Silverado Power Projects 1-6 have been received and are attached.

The suggested motion for the public hearing on June 11, 2014 follows the below staff recommendation.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing: Staff recommends the Planning Commission adopt Environmental Assessment No. 201100109 Environmental Impact Report State Clearinghouse Number 2012061068, approve the CEQA Findings of Fact, adopt the Mitigation Monitoring and Reporting Program, and approve Project Numbers R2011-00833-(5), R2011-00798-(5), R2011-00799-(5), R2011-00807-(5), R2011-00801-(5), and R2011-00805-(5), Conditional Use Permit Numbers 201100079, 201100070, 201100071, 201100076, 201100072, and 201100074, and adopt a resolution recommending approval to the Board of Supervisors of Zone Change Number 201100005 associated with Project Number R2011-00833, subject to all requirements and provisions of the Mitigation Monitoring and Reporting Program and Conditions of Approval.

REGIONAL PLANNING COMMISSION

PROJECT NOS. R2011-00833-(5), R2011-00798-(5), R2011-00799-(5), R2011-00807-(5), R2011-00801-(5), R2011-00805-(5)

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SUGGESTED MOTIONS:

ENVIRONMENTAL (PROJECTS 1-6)

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE ENVIRONMENTAL IMPACT REPORT STATE CLEARING HOUSE NO. 2012061068 AND COUNTY ENVIRONMENTAL ASSESSMENT NO. 201100109 PREPARED FOR PROJECT NOS. R2011-00833-(5), R2011-00798-(5), R2011-00799-(5), R2011-00807-(5), R2011-00801-(5), AND R2011-00805-(5) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPT THE CEQA FINDINGS OF FACT, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM.

(PROJECT 1)

I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE RESOLUTION RECOMMENDING APPROVAL TO THE BOARD OF SUPERVISORS OF ZONE CHANGE NO. 201100005, AND APPROVE PROJECT NO. R2011-00833 AND CONDITIONAL USE PERMIT NO. 201100079, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL.

(PROJECT 2)

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE PROJECT NO. R2011-00798 AND CONDITIONAL USE PERMIT NO. 201100070, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL.

(PROJECT 3)

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE PROJECT NO. R2011-00799 AND CONDITIONAL USE PERMIT NO. 201100071, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL.

(PROJECT 4)

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE PROJECT NO. R2011-00807 AND CONDITIONAL USE PERMIT NO. 201100076, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL.

(PROJECT 5)

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE PROJECT NO. R2011-00801 AND CONDITIONAL USE PERMIT NO. 201100072, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL.

(PROJECT 6)

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE PROJECT NO. R2011-00805 AND CONDITIONAL USE PERMIT NO. 201100074, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL.

If you have any further questions, please contact Mr. Kim Szalay at (213) 974-4876, or, by email at kszalay@planning.lacounty.gov.

SZD:KKS

Attachments: Additional Comment Letters

May 21, 2014

Esther L. Valadez
Chair, Los Angeles County Regional Planning Commission
320 W. Temple Street
Los Angeles, CA 90012

Re: Notice of Public Hearing
Silverado Power West, Los Angeles County
Project 6 Lancaster WAD; APN 3115-010-004; 38.49 acres; 5 MW; 35th Street
West and West Avenue D

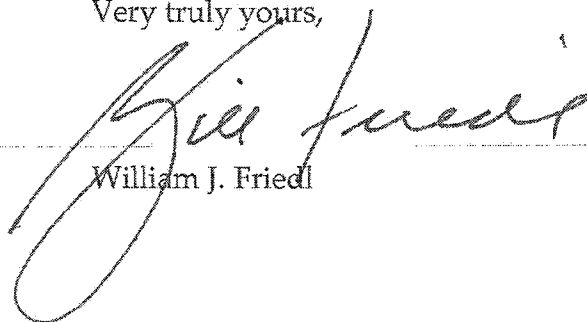
Dear Ms. Valadez:

It is my understanding that the Regional Planning Commission of Los Angeles will conduct a public hearing concerning certain land use proposals including the subject property noted above. I am sending this letter to show my support for this land use proposal.

To me it is a win-win proposition for all concerned. This proposal, like the others before the Planning Commission not only greatly help the economy, but provide clean power, a direction in which I believe our country should be moving. I fail to see how the granting of this proposal brings any negative impact to the community.

Will you please give this matter your utmost consideration. I wish to thank you in advance for taking the time and your attention to reading this letter.

Very truly yours,



William J. Friedl

WJF:kkh

April 24, 2014

Esther L. Valadez
Chair, Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

Dear Commissioner Valadez,

I am writing on behalf of All Valley Surveying to express support for Silverado Power's six proposed Solar Generating Facilities (SGFs) located in the Antelope Valley in unincorporated Los Angeles County. The projects will have a combined generating capacity of 172 megawatts, enough electricity to power more than 51,000 homes. The projects will produce a local source of clean, renewable energy, help the County meet its ambitious greenhouse gas emission reduction targets and help meet state mandates to produce 33% renewable power by 2020.

The recession has hit the small businesses in the Antelope Valley hard and over the past few years thousands of people have lost their jobs. Silverado plans to utilize local businesses during construction and employ as much local labor as possible. The projects will create much needed jobs as well as indirect economic stimulus that will help boost our local economy.

As a local business in the region, All Valley Surveying has already benefited from Silverado's commitment to hiring local businesses. We provided design survey and mapping services for all of these projects and hope to also provide construction staking services which would result in hiring additional local employees.

Silverado Power is an established solar developer with an excellent reputation for responsible solar development in the Antelope Valley. We have enjoyed our business relationship with the Silverado Power staff. We appreciate the outreach efforts that Silverado has undertaken and we look forward to them being a part of our community. All Valley Surveying encourages the Los Angeles County Regional Planning Commission to approve the Conditional Use Permits for the six projects.

Sincerely,



Larry E. Jernigan
Owner
All Valley Surveying
44965 10th Street West
Lancaster, CA 93534

CAPITOL OFFICE
STATE CAPITOL
SACRAMENTO, CA 95814
(916) 651-4021

DISTRICT OFFICES
848 W. LANCASTER BLVD., SUITE 101
LANCASTER, CA 93534
(661) 729-6232

23920 VALENCIA BLVD., SUITE 250
SANTA CLARITA, CA 91355
(661) 286-1471

14343 CIVIC DRIVE, FIRST FLOOR
VICTORVILLE, CA 92392
(760) 843-8414

California State Senate

SENATOR
STEVE KNIGHT
TWENTY-FIRST DISTRICT



COMMITTEES
SELECT COMMITTEE ON
DEFENSE & AEROSPACE
CHAIR
GOVERNANCE & FINANCE
VICE CHAIR
LEGISLATIVE ETHICS
VICE CHAIR
VETERANS AFFAIRS
VICE CHAIR
ENERGY, UTILITIES &
COMMUNICATIONS
INSURANCE
PUBLIC SAFETY

June 2, 2014

Esther L. Valadez
Chair, Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

Dear Commissioner Valadez,

I am writing to express support for Silverado Power's six proposed Solar Generating Facilities (SGFs) located in the Antelope Valley in unincorporated Los Angeles County. The projects will have a combined generating capacity of 172 megawatts, which will be enough electricity to power more than 51,000 homes. The projects will produce a local source of clean, renewable energy, help the County meet its ambitious greenhouse gas emission reduction targets and help meet state mandates to produce 33% renewable power by 2020.

Like many other communities, Los Angeles County has been hard hit by the recession and construction jobs in the region have decreased by 26% since 2007. Silverado's projects normally create approximately 40 to 150 construction jobs at each site. More than 80% of construction work is expected to come from the local workforce and many of the construction subcontracts will be assigned to companies based in the region. In addition, the projects have the potential to pump millions of dollars into the local economy through construction materials purchases and tax revenue. This is economic stimulus our region desperately needs and welcomes.

Silverado has done their due diligence and worked closely with the Los Angeles County Department of Regional Planning, state and local agencies, community groups and area residents to ensure the projects are developed in a responsible manner. Silverado's proposed projects have negligible environmental impacts, provide direct access to existing transmission infrastructure, and enable the development of cost-effective projects to deliver clean, renewable, domestically-produced energy to the region.

Silverado Power is an established solar developer with an excellent reputation for responsible solar development in the Antelope Valley. As the representative legislator for the citizens of the Antelope Valley, I welcome their projects in our community. I urge the Los Angeles County Regional Planning Commission to approve the Conditional Use Permits for the six projects.

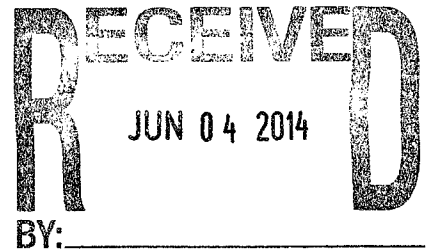
Sincerely,

A handwritten signature in black ink, appearing to read "Steve Knight".

Steve Knight, Senator
21st Senate District

Patricia Wanderer

May 21, 2014



Esther L Valadez
Chair, Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

Dear Commissioner Valadez,

I am writing to ask your support of the Lancaster WAD project under proposal by Silverado Power. We have been involved in owning and developing property in the area for several years. The latest recession has hit the area hard and many have lost their jobs. This project would serve both the economy and the need for a renewable energy source well. It appears that great care has been taken for minimal impact on the environment and is a project that will help deliver clean energy to the area.

Silverado Power has a good reputation for being a responsible solar company in the Antelope Valley and I believe they deserve the opportunity to develop this project.

Thank you for considering my support of this project.

Most sincerely,

A handwritten signature in cursive script that reads "Patricia Wanderer".

Patricia Wanderer
1360 Nelson Road
Bozeman, MT 59718